



Price: \$429,000	MLS® #: 091990802000400
Status: Active	
Legal Descr.: CONC 5, PT LOT 26 (SHORT VERSION...SEE REALTOR REMARKS)	
Address: 505 LITTLE JOHN ISLAND	
City: BIG RIDEAU LAKE, K0G 1W0	
Side of Road:	District: LANAR / D-NEL
Lot Size: 0.3 ACRES	Sub-Dist: NELMS
Appx Sq. Ft.:	Zoning: SEASONAL
Elem Schl:	Sec. School:
Possession:	

Public Remarks Little John Island on Big Rideau Lake!!! This island get away has an amazing feel to it that is hard to describe. Beautiful views, fantastic waterfront with shallow & deep areas, great docking, wonderful decks & various little spots to enjoy 360 degree views. The cottage is turn key & gorgeous with 3 bedrooms, 1 bath + an additional outdoor shower, awesome screened in area.... all looking at the stunning vistas. Includes a 16' pontoon boat. The ultimate in cottage living & privacy on the largest lake on the Rideau System. It would be an absolutely pleasure to show you this gorgeous island property.

directions CONTACT LISTING BROKER FOR LAKE MAP

Type: Cottage/Rec Properties	Heating: Baseboard, Stove/Fireplace	Exterior: Wood
Style: Bungalow	Fuel - Heating: Electric, Wood	Driveway: None
Title to Land: Freehold	Garage Type: None	Foundation/Basement: Piers
Property Size: Under 0.5 Acres	Water: Pond/Lake	Indoor Features: Carpet Free, Woodstove
Site Features: Bay/Lake, Level, Marina, View, Wooded/Treed	Sewer: Holding Tank	Roof: Shingles - Asphalt
Access: Waterfront - Lake, Water Frontage, Boat Access	Services: Electricity	Flooring: Laminate
	Rental Equipm.: None	Exterior Features: Deck, Screened Porch, Storage Shed
	Docs Available:	
	Hot Water Heating: Electric	

Inclusions 8X16 PONTOON BOAT W 30HP JOHNSON MOTOR (INCLUDES CANOPY & TRAILER), ALL APPLIANCES AND MOST FURNISHINGS

Exclusions PERSONAL ITEMS, CABINET IN DINING RM, QUILTS ON BEDS, PATIO FURNITURE, WINE FRIDGE IN SHED


Bedrooms: 3	Sign: Yes	UFFI: NO	Garage:	Gar.Details:
Bathrooms: 1 1 0	Lockbox: Yes	SPIS: No	Water Access: Yes	Water:
Rental Income:	Road:	Matrim.:		File #: 150601286
Approx Building Age: UNK				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	7 X 14.5	MAIN FLOOR	MASTER BEDROOM	8.8 X 12
MAIN FLOOR	DINING ROOM	17 X 18	MAIN FLOOR	BEDROOM	8.6 X 12
MAIN FLOOR	DINING NOOK	8 X 13	MAIN FLOOR	BEDROOM	8 X 8.8
MAIN FLOOR	LIVING ROOM	8 X 17	MAIN FLOOR	BATH (# pieces 1-6)	3PC
MAIN FLOOR	FOYER	8 X 15	MAIN FLOOR	OTHER	7.2 X 12 (SCREEN RM)

Assessment: \$ Taxes: **\$2576 (2015)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **124 RIDEAU REALTY LIMITED BROKERAGE** :




Compliments of: **SCOTT BURNS, Broker of Record: 613-498-4201**

E-mail: scott@rideaurealty.ca

Company Name: **124 RIDEAU REALTY LIMITED BROKERAGE: 613-272-5000**

Website: <http://www.rideaurealty.ca>



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